

**TOWN OF HAMPDEN  
PLANNING BOARD  
MINUTES**

The meeting of the Hampden Planning Board was called to order at 7:00 p.m. on Wednesday, April 12, 2006, at the Hampden Municipal Building by Chairman David Caliendo.

Attendance: Planning Board Members: Member Chairman David Caliendo, Carrie Meo, Andrew Nelson, Michael Avery, Mort Syversen, Thomas Cavanaugh, Peter Frazier, and Associate Member Tony Llerena.

Also in attendance: Town Planner Robert Osborne, recording secretary Rosemary Bezanson along with Applicants for tonight's hearing.

**1. APPROVAL OF MINUTES (March 8, 2006)**

Member Syversen made a motion to approve the minutes as written, Member Cavanaugh seconded the motion. The vote to accept the minutes as written was unanimous.

**2. NEW BUSINESS**

**A. Major Subdivision Preliminary Plan Review – Peter Michaelson-Request approval of Sunrise Estates Subdivision, a 12-lot 50 acre Rural Cluster subdivision with public improvements located on the west side of Carmel Road North at Piper Wood Road in a Rural District (Tax Map 1, Lot 27G). – Public Hearing**

Chairman Caliendo opened the public hearing, first asking for proponents, opponents then anyone with general questions or comments.

Jim Kiser of Kiser and Kiser spoke for the applicant, Peter Michaelson, who was also in attendance at this meeting.

There was a site walk on Tuesday evening; Board Members in attendance were Member Nelson, Member Cavanaugh, Member Llerena, and Chairman Caliendo.

Mr. Kiser stated that the wetlands have been mapped, there is a stream running through the property. The public road will end at a cul de sac; there is a small detention pond area. Two road entrance permits were issued by the DOT on Carmel Road (Route 69) one for a driveway and the other for the proposed road. The lots will be served by wells and septic.

Dale Thomas of 1134 Carmel Road North spoke about the wet areas, the amount of development off the Camel Road and the added traffic to this area.

As no one else wished to speak Chairman Caliendo closed the public hearing and

asked for staff comments.

Mr. Osborne indicated that the Board had visited the site and found it to be generally well suited for development. He noted that although there are wetlands indicated on the plan they are generally in areas of pines rather than alders and bull rushes. The two wet areas of the site are an area along Piper Wood Road and an area near lot one. Mr. Osborne indicated that the site appeared to be well designed and that the lots met the zoning requirements for a Rural district cluster subdivision. Mr. Osborne asked Mr. Kiser if the developer would make a change to the Lot 12 to move its rear lot line away from the brook. He also indicated that the review comments from Greg Nash the Public Works director were not available and would ask that the final plan design be subject to those comments. Mr. Osborne indicated that the preliminary plan appears to meet the standards for approval at this time.

Lot one of the subdivision was discussed it is isolated from the rest of the subdivision. Mr. Michaelson purchased 50 acres from Ralph Cobb, and a boundary survey was done by Richard Perry.

There was discussion about the separation between the wells and septic in the area.

The open space was discussed, on whether it is useable or not. Lot 5 is being accessed from Piper Wood Road, with the frontage on the proposed town street.

Lot twelve's lot lines will be moved away from the stream which will allow better access to the open space.

The Board did not make a motion on the preliminary plan.

**B. Major Subdivision, Final Plan Revision – Webber Brook, LLC – Request approval of Hawthorne Ridge Subdivision, Phase 2, a 37-lot 115 acre Rural Cluster subdivision with public improvements located on Dunton Circle off the north side of Western Avenue in Rural District (Map 8, Lots 20A & 21) – Public Hearing**

Chairman Caliendo opened the public hearing, asking for proponents, then opponents, then anyone with general question or comments.

Steve Ribble of Ames Corp spoke as a representative of Webber Brook, LLC at this meeting. Mr. Ribble stated that this is Phase II of Hawthorne Ridge and includes another 36 lots. The open space is five acres. Stormwater was reviewed by Jeff Allen/Ken Libby. Mr. Ribble indicated that the stormwater design was not at this time finalized but would be by the next Board meeting. He was however looking for any public comment or board comment that could be included in the final design.

Public Hearing was closed.

DEP Permits were discussed with the applicant.

The report from S.W. Cole on potable water and septic designs was also discussed.

Mr. Osborne mentioned the ledge areas, making it more difficult for basement drainage and pipes. He suggested that care be taken in how residences are sited on these lots and that they may need to be set up out of the ground somewhat to be successfully drained.

The loop road was applauded over the roads that end in a cul-de-sac. Phasing of this last portion of Hawthorne Ridge was discussed with the applicant.

**C. Subdivision Sketch Plan – Linda Williams – Request pre-application review of a 6-lot 40 acre Rural Cluster subdivision with no public improvements located on the south side of Kennebec Road next to 449 Kennebec Road in a Rural District (Tax Map 5, Lot 81)**

Chairman Caliendo stated this is a sketch plan with no public hearing.

Linda Williams stated that the Board Members should all have a copy of the survey with wetlands on them. They are proposing 12 units, duplexes, townhouses that are affordable housing with open space conservation easement.

Mr. Osborne stated that the frontage is proposed at a point removed from the access point. The frontage is interrupted by an intervening parcel, and is not continuous. This site is the beginning of Baker Brook, which feeds into Cove Brook which is an Atlantic salmon habitat. They proposed two curb cuts on Kennebec Road, one that service lot six and the other one that come in on lot one service the other five lots. Frontage and access was discussed with the applicant.

The open space must be set apart from the lots.

The Board indicated that they would rather have the Williams' pursue a Group Development than a lotted development such as what the sketch plan indicates.

**3. STAFF REPORT**

A site visit to Webber Brook prior to the next planning board meeting was discussed.

The text amendment for the I2 district excluding mineral extraction did not pass at Council.

Site Plan application standards were discussed. The Board discussed relying on staff to review the site plans and make comments for the Planning Board to look at.

A Planning Board Workshop meeting was scheduled for May 3, 2006 to cover a number of topics of interest to the Board.

The comprehensive plan committee needs to schedule a meeting.

**4. BOARD MEMBERS CONCERNS**

**5. ADJORNMENT**

The Planning Board meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Michael Avery, Secretary